



HENSHAWS



**74 Lower Road, Fetcham, Surrey
KT22 9NG**

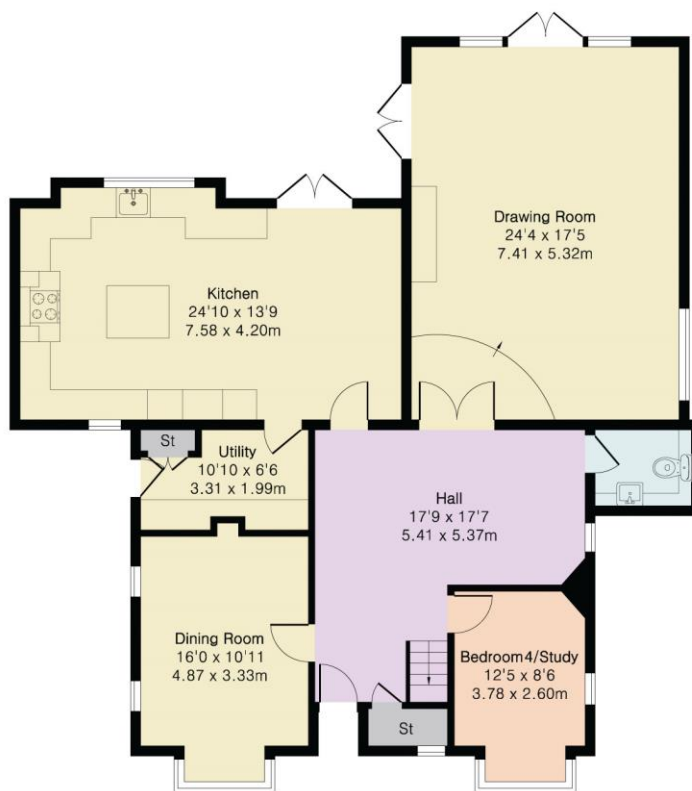
£1,195,000 Freehold

Directions

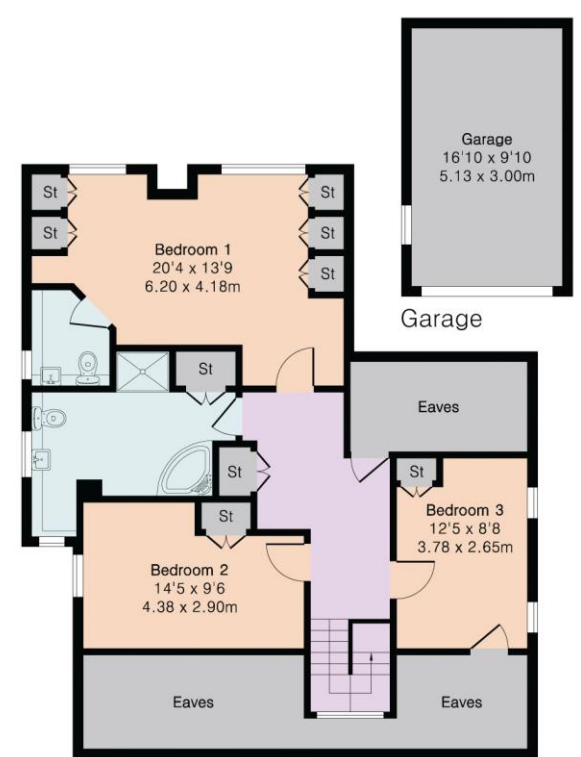
From our office in Bookham proceed to the bottom of the High Street turning right onto the Lower Road. Proceed along for approximately 1 mile and the property can be found on the left hand side just before the Bell Lane roundabout.

Approximate Gross Internal Area 2226 sq ft - 206 sq m (Excluding Garage)

Ground Floor Area 1457 sq ft – 135 sq m
First Floor Area 769 sq ft – 71 sq m
Garage Area 166 sq ft – 15 sq m



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	69 C
39-54	E		
21-38	F		
1-20	G		

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Local Authority
Mole Valley District Council Tel: 01306 885001
Council Tax Band: F

Ref: 4261

www.henshaws.net

Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.



74 Lower Road, Fetcham, Surrey KT22 9NG

A beautifully presented 4 bedroom character home offering a delightful 100ft rear garden situated within easy reach of Fetcham village centre.

THE PROPERTY

Originally constructed in the 1930s this characteristic property preserves its original charm while also benefitting from a spacious rear extension providing a superb balance of character and modern comfort. The grand entrance hall provides the sense of real space and light with a working fireplace and a cloakroom. Double french doors open on to a generous split level living room enjoying dual aspects over the garden and a log burner creates a warm and inviting focal point. The impressive kitchen is fitted with bespoke units complimented by granite worktops, limestone flooring and a central island unit. In addition there is also a separate utility opening out onto a private courtyard with log store. The ground floor also benefits from two further versatile rooms. To the first floor there are 3 bedrooms, the principal with an ensuite bathroom in addition to the stylish family bathroom. To the front you are welcomed by the traditional character of a quintessential country cottage framed by stunning flowerbeds and complimented by a generous driveway offering ample parking. To the rear there is then a superb 100ft garden with a beautifully landscaped split level patio perfect for alfresco dining. The extensive lawn is bordered by well established flower beds and mature trees while the surrounding hedging ensures a high degree of privacy.



SITUATION

The property is ideally positioned for both convenience and connectivity within walking distance of local shops, schools and leisure facilities as well as Leatherhead railway station which offers regular services to London. Excellent road links via the M25 or A3 provide easy access to the Capital, the coast and major airports. The area is also well served by a range of highly regarded schools and is surrounded by beautiful countryside with scenic walking routes across Headley Heath and Boxhill within the Surrey Hills area of outstanding natural beauty.

